GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Visakhapatnam Metropolitan Region Development Authority -Change of land use from Industrial land use to Commercial land use in an extent of Acs. 3.44 Cts. in Sy. Nos. 58/1p, 59/1p, 2p of Marripalem(V) & Sy.Nos.1/3p 41/1p & 41/2p of Kapparada Village, Visakhapatnam Urban Mandal, Visakhapatnam, applied by Sri G. Babu Rao, Director of M/s Galven Techno Solutions Pvt. Ltd. – Draft variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.MS.No. 170 Dated: 06-05-2019

Read the following:-

1. Letter Rc.No.11023/21/2018, Dated: 23.11.2018 of the Metropolitan Commissioner, VMRDA, Visakhapatnam.
2. Government Memo No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
3. Government Memo No.138400/H1/2016, MA&UD (H) Department, Dated:15.02.2017.
4. Government Memo No. MAU01-UDA0LANI (CLU)/5/2018-M, Dated: 17.01.2019.
5. Notification No.1088, Dated:18.01.2019 published in Part-I of Andhra Pradesh Gazette.
6. Letter Rc.No.11023/30/2018/L4 (e-682224), Dated:26.04.2019 of the Metropolitan Commissioner, VMRDA, Visakhapatnam.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Visakhapatnam issued in the Government Memo 4th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.1088, Part-I, Dated:18.01.2019. In the letter 6th read above the MC, VMRDA, Visakhapatnam has reported that the Draft Variation Notification was published in two widely circulated daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Further, the applicant has paid the conversion charges to VMRDA vide VUDA Receipt No. 1637/2018-19, Dated 12.09.2018, and vide VMRDA Receipt No. 96/2019-20, Dt. 23.04.2019. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:06.05.2019.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.

The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

Copy to:

The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam.
The applicant through the Vice the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
The Special Officer & Competent Authority, Urban Land Ceiling, Visakhapatnam.
The District Collector, Visakhapatnam District
SC/SF.

//Forwarded :: By Order//

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

VARIATION

The site falling in Survey Nos. 58/1p& 59/1p, 2p of Marripalem (V) & Sy. Nos 1/3p & 41/1p,2p of Kapparada (V) Visakhapatnam Urban Mandal, Visakhapatnam District admeasuring an area of 13,519.144 Sq. Mts. The boundaries of which are given in the schedule below, which was earmarked for Industrial land use in Visakhapatnam Metropolitan Region Development Authority sanctioned in G.O.Ms.No.345, Mmunicipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Commercial land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority Visakhapatnam, subject to the following conditions; namely:-

1. the applicant shall handover the road affected area of site to the authority concerned through registered gift deed at free of cost.
2. the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam and Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, as the case may be, duly paying necessary charges, as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC, Visakhapatnam, before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North :Existing National Highway Road to proposed 80 Mts. Wide Master Plan Road.
East : Existing 40'wide Road.
South : Vacant Land in Sy. No. 41/2p of Kapparada Village, Visakhapatnam Urban Mandal.
West :Land in Sy. Nos 58/1, 59/1, 59/2 & 59/3 of Marrpalem Village and Land in Sy. No. 1/3p of Kapparada village, Visakhapatnam Urban Mandal.

R. KARIKAL VALAVEN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER